

# APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

*CB AAD*

APPLICANT: Hamilton County Park District CODE # \_\_\_\_\_

(If Unknown Call OPWC)

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 3/29/02

CONTACT: Ross Hamre PHONE # (513) 728-3551, ext. 256

FAX: (513) 521-2896 E-MAIL rhamre@greatparks.org

PROJECT NAME: Broadwell Woods Land Acquisition

## ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
- ☐ B. City (2)
- ☐ C. Township (3)
- ☐ D. Village (4)
- ☐ E. Conservancy District (6)
- ☐ F. Soil & Water Conservation District (7)
- ☐ G. Joint Recreational District (8)
- ☒ H. Park District/ Authority (9)
- ☐ I. Nonprofit Organization (10)
- ☐ J. Other \_\_\_\_\_ (11)

## PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
- ☐ B. Riparian Corridor (8)

## PRIMARY PROJECT EMPHASIS 4

(Choose a category from Attachment A which most closely describes our primary project emphasis.)

## ESTIMATED TOTAL

## CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$ 562,750 FUNDING REQUESTED: (from 1.2e) \$ 422,062

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ \_\_\_\_\_

## FOR OPWC USE ONLY

PROJECT NUMBER: \_\_\_\_\_

APPROVED FUNDING: \$ \_\_\_\_\_

Local Participation \_\_\_\_\_%

Project Release Date: \_\_\_\_\_

Clean Ohio Fund Participation \_\_\_\_\_%

## 1.0 PROJECT FINANCIAL INFORMATION

### 1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS In Kind Dollars

(See definition in instructions.)

- |     |  |                                |                             |
|-----|--|--------------------------------|-----------------------------|
| a.) | Acquisition Expenses:                      | \$ <u>560,000.00</u>           | <u>                    </u> |
|     | Fee Simple Purchase                        | \$ <u>560,000.00</u>           |                             |
|     | Easement Purchase                          | \$ <u>                    </u> |                             |
|     | Other <u>                    </u>          | \$ <u>                    </u> |                             |
|     |  |                                |                             |
| b.) | Planning and Implementation:               | \$ <u>2,750.00</u>             | <u>                    </u> |
|     | Appraisal                                  | \$ <u>750.00</u>               |                             |
|     | Closing Costs                              | \$ <u>                    </u> |                             |
|     | Title Search                               | \$ <u>                    </u> |                             |
|     | Environmental Assessments                  | \$ <u>2,000.00</u>             |                             |
|     | Design                                     | \$ <u>                    </u> |                             |
|     | Other Eligible Costs                       | \$ <u>                    </u> |                             |
|     |  |                                |                             |
| c.) | Construction or Enhancement of Facilities: | \$ <u>.00</u>                  | <u>                    </u> |
|     |  |                                |                             |
| d.) | Permits, Advertising, Legal:               | \$ <u>.00</u>                  | <u>                    </u> |
|     |  |                                |                             |
| e.) | Contingencies:                             | \$ <u>.00</u>                  | <u>                    </u> |
|     | (not to exceed 10% of total costs)         |                                |                             |
|     |  |                                |                             |
| f.) | TOTAL ESTIMATED COSTS:                     | \$ <u>562,750.00</u>           |                             |

**1.2 PROJECT FINANCIAL RESOURCES:**

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$ _____ .00	
b.) Applicant Contributions (Local Funds)	\$ <u>140,688.00</u>	<u>25%</u>
c.) Other Public Revenues		
Nature Works	\$ _____ .00	
Land Water Conservation Fund	\$ _____ .00	
Ohio Environmental Protection Agency	\$ _____ .00	
Ohio Water Development Authority	\$ _____ .00	
Community Development Block Grant	\$ _____ .00	
Ohio Department of Natural Resources	\$ _____ .00	
OTHER _____	\$ _____ .00	
d.) Private Contributions	\$ _____ .00	_____
<b><i>SUBTOTAL LOCAL RESOURCES:</i></b>	\$ <u>140,688.00</u>	
e.) <b>CLEAN OHIO CONSERVATION FUND:</b>	\$ <u>422,062.00</u>	<u>75%</u>
Funds from another NRAC	\$ _____ .00	_____
<b><i>SUBTOTAL CLEAN OHIO RESOURCES:</i></b>	\$ <u>422,062.00</u>	_____
f.) <b>TOTAL FINANCIAL RESOURCES:</b>	\$ <u>562,750.00</u>	<u>100%</u>

**1.3 AVAILABILITY OF LOCAL FUNDS:**

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):\_\_\_\_\_

---



---



---



---



---

## 2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

### 2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45244

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:

PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

### 2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

## 2.0 Project Information

### 2.1 Brief Project Description

- A. Specific Location: The proposed project site is located in eastern Hamilton County in Anderson Township, near State Route 32 and Round Bottom Road. See attached map (Exhibit 1).
- B. Project Components: The proposed project involves fee simple acquisition of approximately 70 acres of forested, hillside, open space. It is a scenic component of the Little Miami River watershed. The Hamilton County Park District has secured an option to purchase the property (Exhibit 4).
- C. Project Emphasis: The proposed project preserves high quality, viable habitat for plant and animal species, involves preservation of natural features that contribute to quality of life and the state's natural heritage, and increases habitat protection.

The experience of traveling through, and living in, the Little Miami State and National Scenic River corridor includes the hillsides and forests that flank the river. The proposed project site is part of the river experience, and is also a component of the viewshed in the State Route 32 Corridor.

The proposed project site contains mature forest that provides good habitat for wildlife, and has not been significantly impacted by non-native species. Approximately 75% of the hillsides on the site exceed a 20% slope. The following soil highly erodible soil units are present on the site: Bonnell Silt Loam, Cincinnati Silt Loam, Eden Silty Clay Loam, and Pate Silty Clay Loam. Preserving the steep hillsides will reduce soil erosion potential.

The proposed project is a component of the Hamilton County Park District's long term acquisition plan, adopted in 1988.

The proposed project site is adjacent to property owned by Anderson Township Park District and near properties owned by Anderson Greenspace Committee, Inc., and the Hillside Trust, Inc. Acquisition of the property by the Hamilton County Park District would protect another portion of the forested hillsides that help preserve the character of the Little Miami River valley and enhance property values in the area.

- D. Define Terms of Easement: The Hamilton County Park District will conform to the long term ownership and control requirements of the

Ohio Public Works Commission. The Hamilton County Park District will record conservation easement of deed restriction with the appropriate entity, commensurate with the stated purpose and operational plan of the project.

Information regarding public access: Pedestrian and Vehicular access to the site will be in accordance with the operational management plan prepared by the Anderson Township Park District and approved by the Hamilton County Park District. Visual access to the site is readily available within the Little Miami River Corridor.

- 2.2 Ownership/Management/Operation: The Hamilton County Park District will own the property. The property will be managed through a lease with the Anderson Township Park District. Anderson Township Park District currently owns and manages 336 acres of parkland, and is prepared to care for this property. The Anderson Park District operations center is located adjacent to the project site.

The Anderson Township Park District has previous partnership experience with the Hamilton County Park District. The Hamilton County Park District has successfully completed 96 land acquisition projects in the last 10 years.

The Anderson Township Park District will manage the site for conservation of natural resource purposes and limited passive recreation activities such as nature trails, wildlife viewing and nature education programming.

### 3.0 PROJECT SCHEDULE:\*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u>  /  /  </u>	<u>  /  /  </u>
3.2	Land Acquisition/Easements:	<u>4/1/02</u>	<u>4/1/03</u>
3.3	Site Improvements:	<u>  /  /  </u>	<u>  /  /  </u>

\* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

### 4.0 PROJECT OFFICIALS:

- |     |                         |                          |
|-----|-------------------------|--------------------------|
| 4.1 | CHIEF EXECUTIVE OFFICER | Jon Brady                |
|     | TITLE                   | Director                 |
|     | STREET                  | 10245 Winton Road        |
|     | CITY/ZIP                | Cincinnati, OH 45231     |
|     | PHONE                   | (513) 521-7275           |
|     | FAX                     | (513) 521-2606           |
|     | E-MAIL                  | jbrady@greatparks.org    |
|     |                         |                          |
| 4.2 | CHIEF FINANCIAL OFFICER | Don Rudler               |
|     | TITLE                   | Treasurer                |
|     | STREET                  | 10245 Winton Road        |
|     | CITY/ZIP                | Cincinnati, OH 45231     |
|     | PHONE                   | (513) 521-7275           |
|     | FAX                     | (513) 521-2606           |
|     | E-MAIL                  | drudler@greatparks.org   |
|     |                         |                          |
| 4.3 | PROJECT MANAGER         | Ross Hamre               |
|     | TITLE                   | Planning Director        |
|     | STREET                  | 10245 Winton Road        |
|     | CITY/ZIP                | Cincinnati, OH 45231     |
|     | PHONE                   | (513) 728-3551, ext. 256 |
|     | FAX                     | (513) 521-2896           |
|     | E-MAIL                  | rhamre@greatparks.org    |

Changes in Project Officials must be submitted in writing from the CEO or CFO.

## ATTACHMENT A

### PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

#### OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☐ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores flood plain and stream side forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning flood plains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores stream side forests
- ☒ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

#### RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes



BOARD OF PARK COMMISSIONERS  
HAMILTON COUNTY PARK DISTRICT

March 21, 2002

RESOLUTION NO. 2267

CLEAN OHIO CONSERVATION PROGRAM


WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

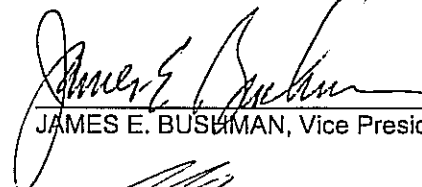
NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds.
2. That Jon Brady, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS  
HAMILTON COUNTY PARK DISTRICT



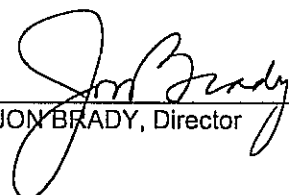
  
NANCY R. HAMANT, President

  
JAMES E. BUSHMAN, Vice President

  
ROBERT E. GOERING, SR., Vice President

ATTEST:

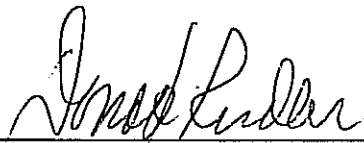
This 21<sup>st</sup> day of March, 2002

  
JON BRADY, Director

## CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

March 29, 2002

I, Donald Rudler, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$140,688 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Broadwell Woods Acquisition.

A handwritten signature in cursive script, appearing to read "Donald Rudler", is written over a horizontal line.

Donald Rudler, Treasurer



HAMILTON COUNTY PARK DISTRICT  
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET  
TEL NO. (513) 728-3555  
FAX NO. (513) 521-2896

DATE:	March 29, 2002	FAX NO.	513-948-4330
TO:	Hamilton County Administration		
ATTN:	Cindy Weltlauf, Grants Administrator		
CC:	David Krings, Administrator		
FROM:	Ross Hamre, Planning Director		

NUMBER OF PAGES	7	INCLUDING COVER SHEET
-----------------	---	-----------------------

IF YOU HAVE A PROBLEM WITH THE RECEPTION OF THESE PAGES,  
PLEASE CONTACT US AT (513) 728-3551, EXT 250

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Hamilton County regarding the following projects:

- Amur Honeysuckle Eradication
- Broadwell Woods Acquisition
- Campbell Road Riparian Corridor Acquisition

(See attached Project Information describing each of the above projects)

No funds from Hamilton County are involved in these projects.

Please respond to this fax indicating you have received this information and acknowledge these applications.

Should you have any questions, please contact Ross Hamre, Planning Director at 728-3551, ext. 250.

RH/dlw

*Eric S. Strubey*  
Acting County Administrator



HAMILTON COUNTY PARK DISTRICT  
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET

TEL NO. (513) 728-3555

FAX NO. (513) 521-2896

DATE:	March 29, 2002	FAX NO.	513-474-5289
TO:	Anderson Township		
ATTN:	Suzanne Parker		
CC:	Henry Dolive		
FROM:	Ross Hamre, Planning Director		

NUMBER OF PAGES

3

INCLUDING COVER SHEET

**IF YOU HAVE A PROBLEM WITH THE RECEPTION OF THESE PAGES,  
PLEASE CONTACT US AT (513) 728-3551, EXT 250**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Anderson Township regarding the following project:

- Broadwell Woods Acquisition (See attached Project Information describing this project)

No funds from Anderson Township are involved in this project.

Please respond to this fax indicating you have received this information and acknowledge this application.

Should you have any questions, please contact Ross Hamre, Planning Director at 728-3551, ext. 250.

RH/dlw

## APPRAISAL OF



## A SINGLE FAMILY RESIDENCE

**LOCATION** : PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00,  
ANDERSON TWP OH 45244

**CLIENT** : HAMILTON COUNTY PARK DISTRICT  
10245 WINTON RD CINCINNATI, OH 45231

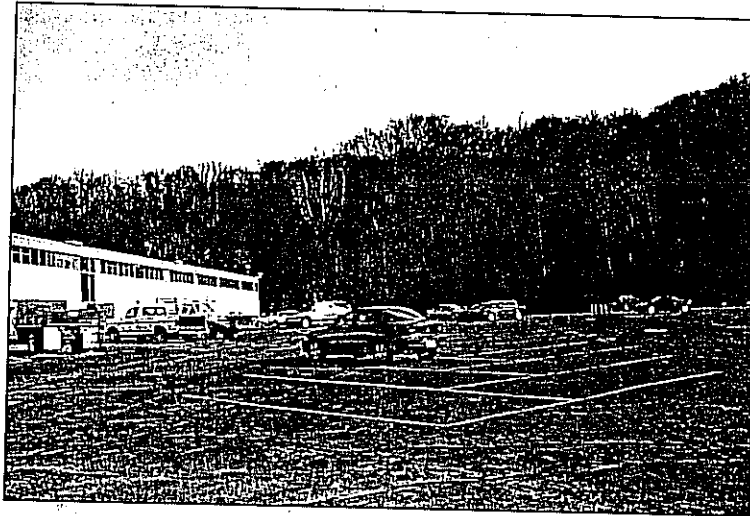
**AS OF DATE** : MARCH 7, 2002

**APPRAISER** : ANTHONY J. WHITE GA

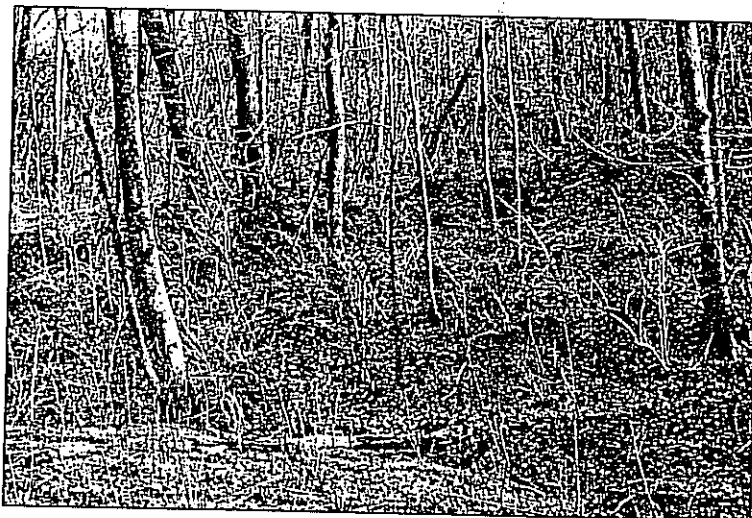
# SUBJECT PHOTOGRAPH ADDENDUM

02030105

Borrower / Client	HAMILTON COUNTY PARK DISTRICT						
Property Address	PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00,						
City	ANDERSON TWP	County	HAMILTON	State	OH	Zip Code	45244
Lender	HAMILTON COUNTY PARK DISTRICT						



FRONT OF  
SUBJECT PROPERTY



REAR OF  
SUBJECT PROPERTY

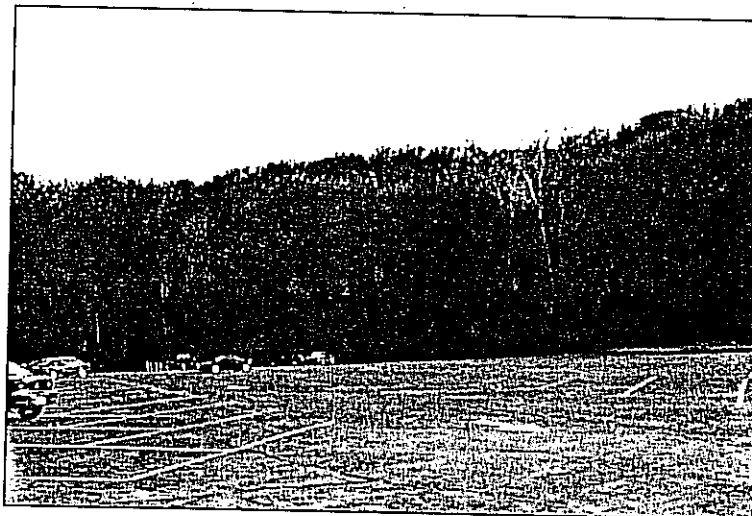
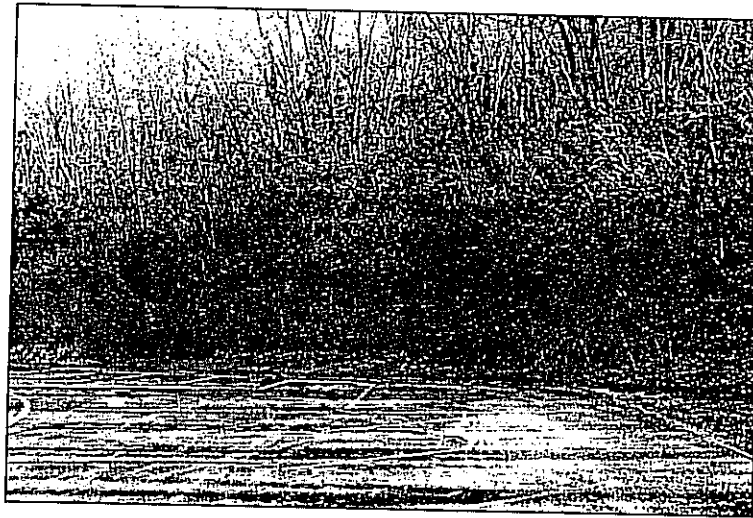


STREET SCENE

# ADDITIONAL PHOTOGRAPH ADDENDUM

02030105

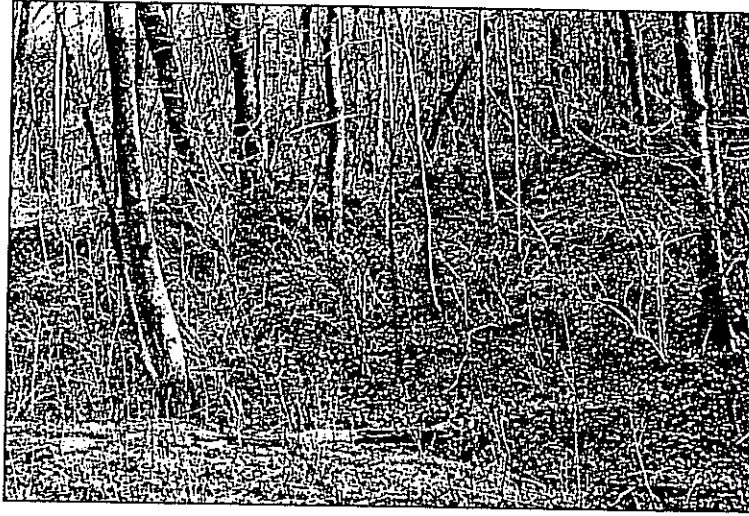
Borrower	HAMILTON COUNTY PARK DISTRICT						
Property Address	PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00,						
City	ANDERSON TWP	County	HAMILTON	State	OH	Zip Code	45244
Lender	HAMILTON COUNTY PARK DISTRICT						



# ADDITIONAL PHOTOGRAPH ADDENDUM

02030105

Borrower	HAMILTON COUNTY PARK DISTRICT				
Property Address	PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0061-00.				
City	ANDERSON TWP	County	HAMILTON	State	OH Zip Code 45244
Lender	HAMILTON COUNTY PARK DISTRICT				





# ADDITIONAL PHOTOGRAPH ADDENDUM

02030105

Borrower HAMILTON COUNTY PARK DISTRICT

Property Address PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00.

City ANDERSON TWP

County

HAMILTON

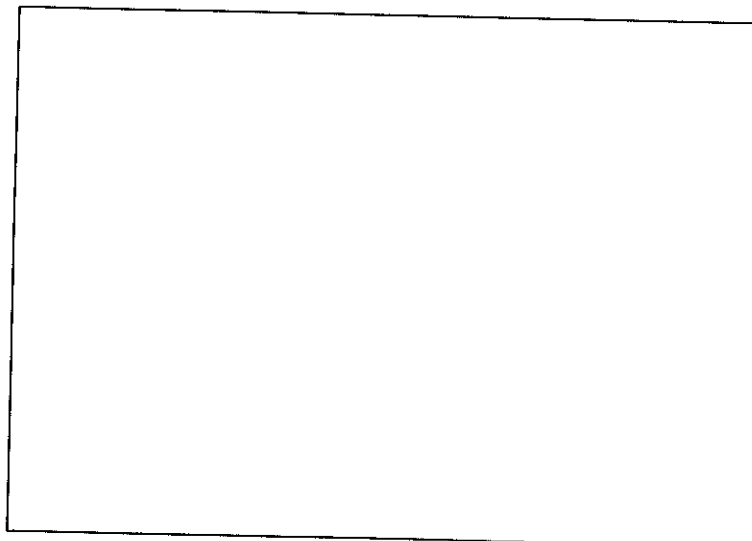
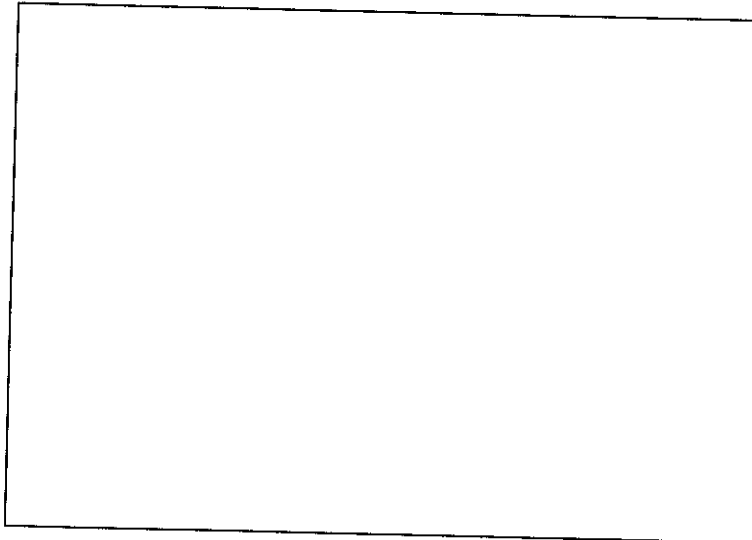
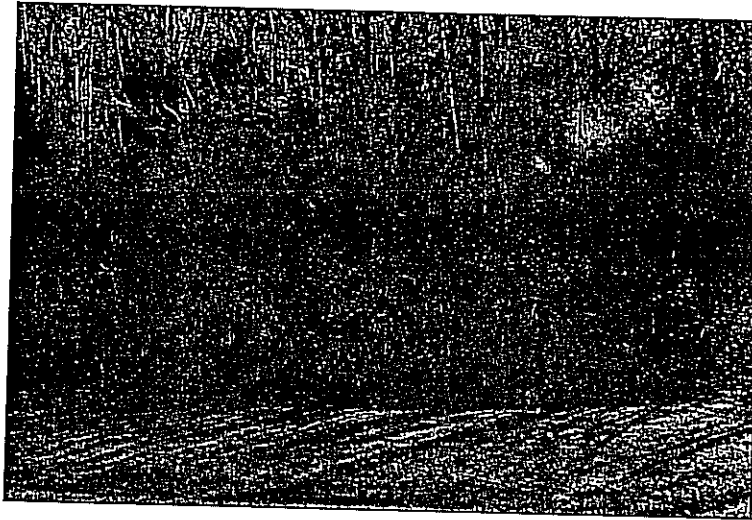
State

OH

Zip Code

45244

Lender HAMILTON COUNTY PARK DISTRICT



# LAND APPRAISAL REPORT

Borrower <b>HAMILTON COUNTY PARK DISTRICT</b>		File No. <b>02030105</b>																																																																																						
Property Address <b>PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00.</b>		Census Tract <b>1640249.01</b>	Map Reference <b>SEE ATTACHED</b>																																																																																					
City <b>ANDERSON TWP</b>		County <b>HAMILTON</b>	State <b>OH</b>																																																																																					
Legal Description <b>NONE PROVIDED</b>		Zip Code <b>45244</b>																																																																																						
Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD		Actual Real Estate Taxes \$ <b>NOT ASSESSED</b> (yr.) Loan charges to be paid by seller _____ Other sales concessions _____																																																																																						
Lender/Client <b>HAMILTON COUNTY PARK DISTRICT</b>		Address <b>10245 WINTON RD CINCINNATI, OH 45231</b>																																																																																						
Occupant <b>VACANT LAND</b>		Appraiser <b>ANTHONY J. WHITE GA</b>																																																																																						
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Instructions to Appraiser <b>APPRAISE HILLSIDE LAND APPROXIMATING 70 ACRES</b>																																																																																						
Built Up <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%	Growth Rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Employment Stability</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Convenience to Employment</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Convenience to Shopping</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Convenience to Schools</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Adequacy to Public Transportation</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Recreational Facilities</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Adequacy of Utilities</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Property Compatibility</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Police and Fire Protection</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>General Appearance of Properties</td> <td></td> <td>X</td> <td></td> <td></td> </tr> <tr> <td>Appeal in Market</td> <td></td> <td>X</td> <td></td> <td></td> </tr> </table>		Employment Stability	Good	Avg	Fair	Poor	Convenience to Employment		X			Convenience to Shopping		X			Convenience to Schools		X			Adequacy to Public Transportation		X			Recreational Facilities		X			Adequacy of Utilities		X			Property Compatibility		X			Protection from Detrimental Conditions		X			Police and Fire Protection		X			General Appearance of Properties		X			Appeal in Market		X																											
Employment Stability	Good			Avg	Fair	Poor																																																																																		
Convenience to Employment				X																																																																																				
Convenience to Shopping				X																																																																																				
Convenience to Schools				X																																																																																				
Adequacy to Public Transportation				X																																																																																				
Recreational Facilities				X																																																																																				
Adequacy of Utilities				X																																																																																				
Property Compatibility				X																																																																																				
Protection from Detrimental Conditions				X																																																																																				
Police and Fire Protection		X																																																																																						
General Appearance of Properties		X																																																																																						
Appeal in Market		X																																																																																						
Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply																																																																																							
Marketing Time <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.	Present <b>75</b> % 1 Family <b>5</b> % 2-4 Family <b>2</b> % Apts <b>8</b> % Condo <b>0</b> % Commercial																																																																																							
Land Use: <b>10</b> % Industrial <b>0</b> % Vacant	Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place(*)																																																																																							
Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> % Vacant																																																																																								
Single Family Price Range \$ <b>75,000</b> to \$ <b>500,000</b> Predominant Value \$ <b>125,300,000</b>																																																																																								
Single Family Age <b>NEW</b> yrs. to <b>50</b> yrs. Predominant Age <b>N-35</b> yrs.																																																																																								
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <b>THIS IS ANDERSON TOWNSHIP IN EASTERN HAMILTON COUNTY. THE IMMEDIATE AREA IS BOUNDED BY ROUNDBOTTOM ROAD, BROADWELL ROAD AND MT. CARMEL ROAD. THE DEVELOPMENT IN THE AREA IS PRIMARILY INDUSTRIAL. THE TOPOGRAPHY IS RIVER BOTTOM LAND AND HILLSIDES. THE DEVELOPMENT OF THE AREA IS SPARSE DUE TO FLOODING OF LOWER LANDS AND HIGH DEVELOPMENT COSTS OF THE HILLSIDE LAND.</b>																																																																																								
Dimensions <b>2602 x 1542 (IRREGULAR. NO SURVEY PROVIDED)</b>		APPROX 70 ACRES																																																																																						
Zoning Classification <b>AA SFR &amp; F - INDUSTRIAL</b>		Present Improvements <input type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations																																																																																						
Highest and Best Use: <input type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) _____		Corner Lot <input type="checkbox"/>																																																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td rowspan="5">Elec. <input type="checkbox"/></td> <td>Public</td> <td>Other (Describe)</td> <td rowspan="5">OFF SITE IMPROVEMENTS</td> </tr> <tr> <td>AT STREET</td> <td>Street Address: <input type="checkbox"/> Public <input type="checkbox"/> Private</td> </tr> <tr> <td>Gas <input type="checkbox"/></td> <td>Surface</td> </tr> <tr> <td>Water <input type="checkbox"/></td> <td>Maintenance: <input type="checkbox"/> Public <input type="checkbox"/> Private</td> </tr> <tr> <td>San. Sewer <input type="checkbox"/></td> <td>Storm Sewer <input type="checkbox"/> Curb/Outer <input type="checkbox"/> Street Lights</td> </tr> <tr> <td colspan="2">Underground Elec. &amp; Tel. <input type="checkbox"/></td> <td colspan="2">Sidewalk <input type="checkbox"/></td> </tr> </table>		Elec. <input type="checkbox"/>	Public	Other (Describe)	OFF SITE IMPROVEMENTS	AT STREET	Street Address: <input type="checkbox"/> Public <input type="checkbox"/> Private	Gas <input type="checkbox"/>	Surface	Water <input type="checkbox"/>	Maintenance: <input type="checkbox"/> Public <input type="checkbox"/> Private	San. Sewer <input type="checkbox"/>	Storm Sewer <input type="checkbox"/> Curb/Outer <input type="checkbox"/> Street Lights	Underground Elec. & Tel. <input type="checkbox"/>		Sidewalk <input type="checkbox"/>		Topo <b>HILLSIDE</b> Size <b>APPROXIMATELY 70 ACRES</b> Shape <b>IRREGULAR: NO SURVEY PROVIDED.</b> View <b>INDUSTRIAL, RIVER VALLEY, HILLSIDES</b> Drainage <b>APPEARS ADEQUATE EXCEPT AT EDGES WHERE SITE IS LEVEL</b>																																																																						
Elec. <input type="checkbox"/>	Public		Other (Describe)	OFF SITE IMPROVEMENTS																																																																																				
	AT STREET		Street Address: <input type="checkbox"/> Public <input type="checkbox"/> Private																																																																																					
	Gas <input type="checkbox"/>		Surface																																																																																					
	Water <input type="checkbox"/>		Maintenance: <input type="checkbox"/> Public <input type="checkbox"/> Private																																																																																					
	San. Sewer <input type="checkbox"/>	Storm Sewer <input type="checkbox"/> Curb/Outer <input type="checkbox"/> Street Lights																																																																																						
Underground Elec. & Tel. <input type="checkbox"/>		Sidewalk <input type="checkbox"/>																																																																																						
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) <b>THIS SITE APPEARS TO BE A LANDLOCKED AREA AT THE REAR OF AN INDUSTRIAL COMPLEX. THERE IS NO DIRECT ACCESS TO THE AREA FROM A PUBLIC ROADWAY. AN ACCESS PATH IS LOCATED AT THE REAR OF THE PARKING AREA USED BY EMPLOYEES OF THE COMPLEX. THE NORFOLK &amp; WESTERN RAILROAD IS ALONG THE WESTERN BOUNDARY. THE MAJORITY OF THE SUBJECT IS ZONED "AA." A SMALL SECTION OF THE LEVEL LAND MAY BE ZONED "F."</b>																																																																																								
The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject; if a significant item in the comparable is inferior to, or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.																																																																																								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ITEM</th> <th>Subject Property</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> <tr> <td>Address</td> <td>PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00. ANDERSON TWP</td> <td>REAR OF 3450 HOPPER HILL ROAD</td> <td>WOOSTER PIKE</td> <td>5274 ZION ROAD</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>7 MILES SE</td> <td>2 MILES W</td> <td>25 MILES WEST</td> </tr> <tr> <td>Sales Price</td> <td>\$</td> <td>\$ 172,870</td> <td>\$ 80,000</td> <td>\$ 254,946</td> </tr> <tr> <td>Price \$/Sq Ft.</td> <td>\$</td> <td>\$ 10,000 / ACRE</td> <td>\$ 2,114 / ACRE</td> <td>\$ 15,923/ACRE</td> </tr> <tr> <td>Data Source</td> <td>INSPECT, COUNTY RECORDS</td> <td>COUNTY RECORDS, PURCHASER</td> <td>COUNTY RECORDS, 3RD PARTY</td> <td>INSPECT., COUNTY RECORDS</td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td>DESCRIPTION 03/07/2002</td> <td>DESCRIPTION 03-26-2001</td> <td>DESCRIPTION 05-17-2001</td> <td>DESCRIPTION 01/31/2002</td> </tr> <tr> <td>Location</td> <td>ANDERSON TWP</td> <td>PIERCE TWP</td> <td>MARIEMONT</td> <td>WHITEWATER TWP</td> </tr> <tr> <td>Site/View</td> <td>APPROX 70 ACRES</td> <td>17.287 ACRES</td> <td>37.842 ACRES</td> <td>15.76 ACRES</td> </tr> <tr> <td>TOPOGRAPHY</td> <td>HILLSIDE</td> <td>HILLSIDE</td> <td>RIVER/FLOOD +25%</td> <td>MOSTLY HILLSIDE</td> </tr> <tr> <td>ZONING</td> <td>RESID &amp; INDUST</td> <td>RESID</td> <td>NO ADIST</td> <td>NONE</td> </tr> <tr> <td>IMPROV'TS</td> <td>NONE</td> <td>NONE</td> <td>NONE</td> <td>MINIMAL</td> </tr> <tr> <td>UTILITIES</td> <td>NONE</td> <td>NONE</td> <td>NONE</td> <td>NONE</td> </tr> <tr> <td>Sales or Financing</td> <td>CONVENTIONAL</td> <td>CONVENTIONAL</td> <td>CONVENTIONAL</td> <td>CONVENTIONAL</td> </tr> <tr> <td>Concessions</td> <td>FINANCING</td> <td>FINANCING</td> <td>FINANCING</td> <td>FINANCING</td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td>Plus Minus \$</td> <td>X Plus Minus \$ 529</td> <td>Plus Minus \$</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>\$ 10,000 / ACRE</td> <td>\$ 2,643 / ACRE</td> <td>\$ 15,923/ACRE</td> </tr> </table>				ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00. ANDERSON TWP	REAR OF 3450 HOPPER HILL ROAD	WOOSTER PIKE	5274 ZION ROAD	Proximity to Subject		7 MILES SE	2 MILES W	25 MILES WEST	Sales Price	\$	\$ 172,870	\$ 80,000	\$ 254,946	Price \$/Sq Ft.	\$	\$ 10,000 / ACRE	\$ 2,114 / ACRE	\$ 15,923/ACRE	Data Source	INSPECT, COUNTY RECORDS	COUNTY RECORDS, PURCHASER	COUNTY RECORDS, 3RD PARTY	INSPECT., COUNTY RECORDS	Date of Sale and Time Adjustment	DESCRIPTION 03/07/2002	DESCRIPTION 03-26-2001	DESCRIPTION 05-17-2001	DESCRIPTION 01/31/2002	Location	ANDERSON TWP	PIERCE TWP	MARIEMONT	WHITEWATER TWP	Site/View	APPROX 70 ACRES	17.287 ACRES	37.842 ACRES	15.76 ACRES	TOPOGRAPHY	HILLSIDE	HILLSIDE	RIVER/FLOOD +25%	MOSTLY HILLSIDE	ZONING	RESID & INDUST	RESID	NO ADIST	NONE	IMPROV'TS	NONE	NONE	NONE	MINIMAL	UTILITIES	NONE	NONE	NONE	NONE	Sales or Financing	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	Concessions	FINANCING	FINANCING	FINANCING	FINANCING	Net Adj. (Total)		Plus Minus \$	X Plus Minus \$ 529	Plus Minus \$	Indicated Value of Subject		\$ 10,000 / ACRE	\$ 2,643 / ACRE	\$ 15,923/ACRE
ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																																				
Address	PARTS OF PARCELS 500-0083-0002-00, 500-0083-0003-00, 500-0080-0081-00. ANDERSON TWP	REAR OF 3450 HOPPER HILL ROAD	WOOSTER PIKE	5274 ZION ROAD																																																																																				
Proximity to Subject		7 MILES SE	2 MILES W	25 MILES WEST																																																																																				
Sales Price	\$	\$ 172,870	\$ 80,000	\$ 254,946																																																																																				
Price \$/Sq Ft.	\$	\$ 10,000 / ACRE	\$ 2,114 / ACRE	\$ 15,923/ACRE																																																																																				
Data Source	INSPECT, COUNTY RECORDS	COUNTY RECORDS, PURCHASER	COUNTY RECORDS, 3RD PARTY	INSPECT., COUNTY RECORDS																																																																																				
Date of Sale and Time Adjustment	DESCRIPTION 03/07/2002	DESCRIPTION 03-26-2001	DESCRIPTION 05-17-2001	DESCRIPTION 01/31/2002																																																																																				
Location	ANDERSON TWP	PIERCE TWP	MARIEMONT	WHITEWATER TWP																																																																																				
Site/View	APPROX 70 ACRES	17.287 ACRES	37.842 ACRES	15.76 ACRES																																																																																				
TOPOGRAPHY	HILLSIDE	HILLSIDE	RIVER/FLOOD +25%	MOSTLY HILLSIDE																																																																																				
ZONING	RESID & INDUST	RESID	NO ADIST	NONE																																																																																				
IMPROV'TS	NONE	NONE	NONE	MINIMAL																																																																																				
UTILITIES	NONE	NONE	NONE	NONE																																																																																				
Sales or Financing	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL																																																																																				
Concessions	FINANCING	FINANCING	FINANCING	FINANCING																																																																																				
Net Adj. (Total)		Plus Minus \$	X Plus Minus \$ 529	Plus Minus \$																																																																																				
Indicated Value of Subject		\$ 10,000 / ACRE	\$ 2,643 / ACRE	\$ 15,923/ACRE																																																																																				
Comments on Market Data: <b>SALES 1, 3 &amp; 4 HAVE HILLSIDE TOPOGRAPHY. SALE 2 IS IN THE FLOOD PLAIN AND CONSIDERED RIVER BOTTOM LAND. THE SUBJECTS LACK OF ACCESS KEEPS IT'S VALUE FROM THE UPPER END OF THE RANGE OF VALUE. THE VIEW, WHILE INDUSTRIAL IN SOME AREAS, IS RIVER VALLEY IN OTHER AREAS.</b>																																																																																								
Comments and Conditions of Appraisal: <b>THE SUBJECT IS CURRENTLY LISTED AT \$10,000 PER ACRE FOR THE HILLSIDE PORTION OF THE LAND. THE INDUSTRIAL /FLAT / LEVEL PORTION OF THE LAND IS LISTED BETWEEN \$20,000-\$40,000 PER ACRE, ACCORDING TO THE THE LISTING AGENT. THE SUBJECT APPRAISAL IS OF THE HILLSIDE LAND ONLY. THERE ARE APPROXIMATELY 70 ACRES OF HILLSIDE LAND. THIS APPRAISAL IS BASED UPON A PER ACRE BASIS RATHER THAN A TOTAL LAND AREA BASIS. THE LACK OF A SURVEY DICTATES A LAND VALUE OF A PER-ACRE BASIS.</b>																																																																																								
Final Reconciliation: <b>IT IS MY OPINION THE SUBJECT LAND HAS A MARKET VALUE OF \$9,500 PER ACRE. THE CURRENT LISTING CONTRACT AND MARKET PLACE SALES-TO-LIST PRICE RATIO ARE CONSIDERED IN THIS VALUATION.</b>																																																																																								
ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <b>MARCH 7, 2002</b> to be \$ <b>9,500 / ACRE OF HILLSIDE</b>																																																																																								
Appraiser(s) <b>ANTHONY J. WHITE GA</b>		Review Appraiser (If applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically Inspect Property																																																																																						
Date Report Signed <b>03-14-2002</b>		Date Report Signed _____																																																																																						
State Certification # <b>380900</b>		State Certification # _____																																																																																						
or State License # _____		or State License # _____																																																																																						

# SUPPLEMENTAL SALES 4 5 6 ADDENDUM

File No. 02030105

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject; if a significant item in the comparable is inferior to, or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	Subject Property	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	PARTS OF PARCELS 500-0083-0002-00. 50 ANDERSON TWP	7950 BRIDLE ROAD		
Proximity to Subject		3 MILES E		
Sales Price	\$	\$ 1,125,000	\$	\$
Price \$/Sq. Ft.	\$	\$ 25,000 / ACRE	\$	\$
Data Source	INSPECT, COUNTY RECORDS	INSPECT, PURCHASER, COUNTY RECORDS		
Date of Sale and Time Adjustment	03/07/2002	12/20/2000		
Location	ANDERSON TWP	ANDERSON TWP		
Site/View	APPROX 70 ACRES	45 ACRES		
TOPOGRAPHY	HILLSIDE	LEVEL & HILLSIDE -25%		
ZONING	RESID & INDUST	RESID		
IMPROVMENTS	NONE	NONE		
UTILITIES	NONE	NONE		
Sales or Financing Concessions	CONVENTIONAL FINANCING	CONVENTIONAL FINANCING		
Net Adj. (Total)		Plus X Minus \$ -6,250	Plus Minus \$	Plus Minus \$
Indicated Value of Subject		\$ 18,750 / ACRE	\$	\$
Comments				

MARKET DATA ANALYSIS

## Statement of Limiting Conditions

File #: 02030105

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undo stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in the market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding the determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

# APPRAISER CERTIFICATION

File #: 02030105

## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than, the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individual(s) in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

### ADDRESS OF PROPERTY APPRAISED:

PARTS OF PARCELS 500-0083-0002-00. 500-0083-0003-00. 500-0080-0081-00.  
ANDERSON TWP

OH

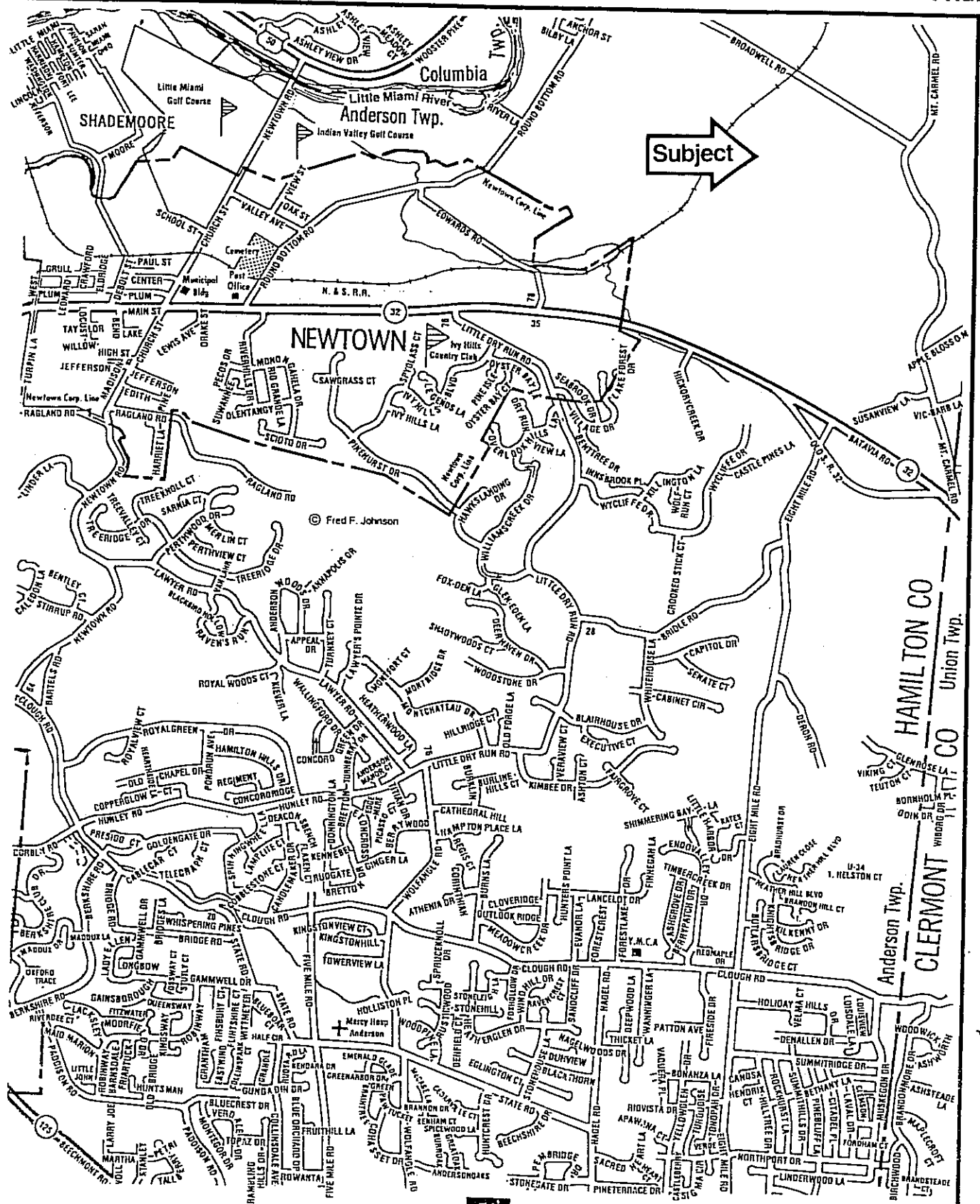
45244

### APPRAISER:

### SUPERVISORY APPRAISER (only if required):

Signature: Anthony J. White  
Name: ANTHONY J. WHITE GA  
Date Signed: 3/14/2002  
State Certification #: 380900 OH  
or State License #: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_  
☐ Did ☐ Did Not Inspect property



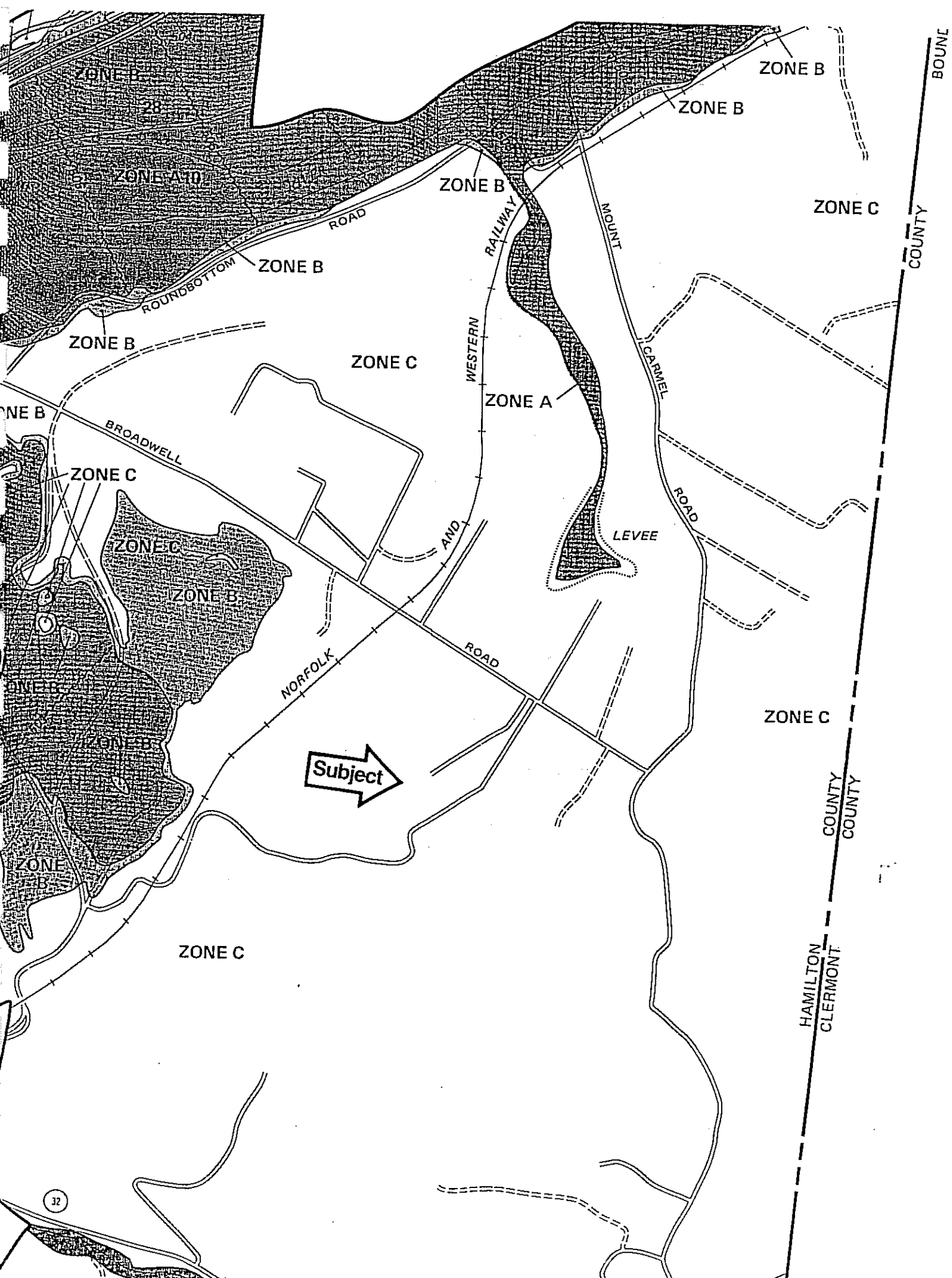
R

S

T

U

V







1-68-AND. 120	4-3-68
2-68-COLO. 101	8-21-68
6-68-AND 44	4-2-69
7-68-COLO. 101	3-12-69
11-69 AND 41	3-4-70
5-69 " PC. 273	10-30-69
6-69 " 202	5-22-70
4-70 " 130	7-22-70
3-70 " 273	8-13-70


## SUMMARY OF ZONING REGULATIONS

USE	DISTRICT	HEIGHT		FRONT YARD	SIDE YARD	REAR YARD	LOT WIDTH	LOT AREA
		STYS.	FT.					
RESIDENCE: AGRICULTURE, SINGLE FAMILY HOMES, CHURCHES, SCHOOLS, RECREATION, ETC.	"A-A"	2½	35'	50'	25'	60'	150'	ONE
RESIDENCE: USES SAME AS IN "AA" DISTRICT	"A"	2½	35'	50'	15'	35'	100'	20,000
RESIDENCE: USES SAME AS IN "AA" DISTRICT	"A-2"	2½	35'	40'	10'	35'	80'	14,000
RESIDENCE: USES SAME AS IN "AA" DISTRICT	"B"	2½	35'	35'	8'	35'	70'	10,500
RESIDENCE: USES SAME AS IN "AA" DISTRICT	"B-2"	2½	35'	35'	5' ONE 13' COMBINED	30'	60'	7,500
RESIDENCE: USES SAME AS IN "AA" DISTRICT	"C"	2½	35'	30'	5'	30'	50'	6,000
RESIDENCE: USES PERMITTED ABOVE & MULTIPLE DWELLINGS, INSTITUTIONS, ETC.	"D"	3	45'	30'	5', 2½ STY. 10', 3 STY.	30', 2½ STY. 40', 3 STY.	DWELLING 50'	5,000 SQ. FT. 3,000 SQ. FT.
OFFICE: PROFESSIONAL AND BUSINESS SERVICES	"O"	3	45'	30'	5', 2½ STY. 10', 3 STY.	30', 2½ STY. 40', 3 STY.	DWELLING 50'	5,000 SQ. FT. 3,000 SQ. FT.
RETAIL BUSINESS: RETAIL SHOPS, SMALL BAKERIES, GARAGES, ETC.	"E"	3	45'	30'	NON-RES NONE	NON-RES NONE	DWELLING 50'	5,000 SQ. FT. 3,000 SQ. FT.
LIGHT INDUSTRIAL: INDUSTRIAL USES WITHOUT OFFENSIVE EMISSIONS	"F"	6	75'		NON-RES NONE	NON-RES NONE	DWELLING 50'	DWELLING (SEE
HEAVY INDUSTRIAL: ANY USE, NUISANCE USES REQUIRE AUTHORIZATION	"G"	6	75'		NON-RES NONE	NON-RES NONE	DWELLING 50'	DWELLING (SEE
FLOOD PLAIN: SUMMER HOMES, CABINS, BATHING BEACHES, DOCKS, ETC.	"H"	2½	35'	50'	15'	35'	80'	20,000
PLANNED MULTIPLE RESIDENCES								

# APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: ANTHONY J. WHITE, SRA

2. Class of Certification/Licensure:

☒ Certified General  
☐ Certified Residential  
☐ Licensed Residential  
☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 380900

3. Scope: This report ☒ is within the scope of my Certification/License

☐ is not within the scope of my Certification/License

4. Service provided by: ☒ disinterested & unbiased third party  
☐ interested & biased third party  
☐ interested third party on contingent fee basis

5. Signature of person preparing and reporting the appraisal

Anthony J. White

THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED OR STATE-LICENSED REAL ESTATE APPRAISER.

State of Ohio  
Department of Commerce  
Division of Real Estate  
Appraiser Section  
Cleveland OH  
(216) 787-3100

**APPRAISAL  
EDUCATION:**

"Predatory Lending Update. CABOR, June 2001  
"HUD Valuation Conditions Report", Lincoln Graduate Center, January 2001.  
"Case Studies" Appraisal Institute, April 2000  
"Criss+Cross Plus Real Estate" CABOR, April 2000  
"The Internet for Real Estate" CABOR, April, 2000  
"Ethics - Creating a Higher Standard, CABOR, March 2000  
"Core Law" CABOR, March 2000  
"Fair Housing" CABOR, March 2000  
"Fundamentals of the 1031 Exchange" CABOR, October 1999  
"Apartment Appraisal Course 330" Appr. Inst. March 1999  
"Environmental Update" CABOR, February 1999  
"New Construction I, II, III" CABOR, February 1999  
Passed "Course 430 - Standards of Prof. Practice, Part C." Appr. Inst. November 1997  
Location: OSU Fawcett Center for Tomorrow. Columbus, OH  
Passed Course 510 "Advanced Income Capitalization." Appraisal Institute. October 1996.  
Location: Park University Hotel. Columbus, OH  
Attended "Business Valuation" Parts 1 & 2, Appraisal Institute, November 1995  
Attended "Easement Valuation" Appraisal Institute, August 1995  
Attended "Rates, Ratios and Reasonableness" Appraisal Institute, April 1995  
Attended "Form Report as a Communication Tool" Appraisal Institute, February 1995  
Attended "Understanding Limited Appraisals & Appraisal Reporting Options"  
Appraisal Institute, General, November 1994  
Attended "Complex Residential Properties" Seminar, Appraisal Institute, April 1993.  
Passed Course 540 "Report Writing and Valuation Analysis." AI. March 1993.  
Location: Campbell House Hotel. Lexington, KY.  
Passed Course 2-1, "Case Studies in Real Estate Valuation." AI. September 1992.  
Location: Northern Kentucky University, Highland Heights, KY.  
Passed "Standards of Professional Appraisal Practice," Module "A" November 1991.  
Module "B" January 1993.  
Attended "Relocation Appraisal Seminar" presented by ERC, Chicago, IL, August 1988.  
Passed Course 202, "Applied Income Property Valuation." SREA. February 1988.  
Location: Hershey Lodge and Convention Center, Hershey, PA.  
Attended "Uniform Residential Appraisal Report" Seminar. SREA, January 1987.  
Completed "Construction and Design," Instructor: Tom Humphries, Builder.  
Advanced Education Center, Fall, 1986.  
Commercial/Industrial Cost Approach Workshop, Marshall and Swift Cost Service.  
National instructor. Cincinnati. November 1986.  
Attended "Advanced Demonstration Appraisal Workshop" SREA. University of  
Wisconsin, Madison, 1985. No exam.  
Passed "Capitalization Theory and Techniques" Part 1 and Part 2. American Institute of  
Real Estate Appraisers, 1983. Location: University of North Carolina, Chapel Hill.  
Passed Course 102, "Applied Residential Property Valuation." SREA. August 1982  
Location: University of Georgia, Athens.  
Passed Course 101, "Introduction to Real Estate Appraising," Society of Real Estate  
Appraisers (SREA). July 1980. Location: Eastern Kentucky University, Richmond.



## ANDERSON PARK DISTRICT

8249 Clough Pike  
Cincinnati, Ohio 45244-2746  
Phone 513-474-0003

March 27, 2002

Mr. Jon Brady  
Director-Secretary  
Hamilton County Park District  
10245 Winton Road  
Cincinnati, OH 45231

Re: Clean Ohio Grant Application, Broadwell Woods

Dear Jon:

The Hamilton County Park District is to be commended for its leadership in the effective collaborative efforts with the Anderson Area, green-friendly organizations; and for the successful negotiations with Senco for an option on its' hillside Property known as "Broadwell Woods".

At the March 27, 2002 meeting of The Board of Park Commissioners of the Anderson Park District, a resolution was passed, declaring the Board's official support of your Clean Ohio Application for Broadwell Woods and agreed to manage and maintain the property under a 50 year lease provided the property acquisition is finalized. It is understood, the lease for Broadwell Woods would be similar to the terms and conditions set forth in the Johnson Park lease.

We hope that the Hamilton County NRAC committee will give the application a favorable review.

Your commitment through the years to acquire open space for conservation and outdoor education and recreation is vital to the excellent quality of life enjoyed by Hamilton County residents.

The Anderson Park District is grateful for the partnership opportunities you have provided in the past and for this current opportunity. You have allowed our park system to accomplish important ventures that could not have happened without your help and support.

Sincerely,

ANDERSON PARK DISTRICT

Molly McClure  
Executive Director

Cc: Ron Edgerton, Chairman, Anderson Township Greenspace Advisory Committee  
Eric Russo, The Hillside Trust

ANDERSON PARK DISTRICT  
BOARD OF PARK COMMISSIONERS  
RESOLUTION 2002-04

Whereas, The Hamilton County Park District intends to submit a Clean Ohio Application for approximately 70 acres of property, Senco is offering for sale, now referred to as Broadwell Woods;

Whereas, The Hamilton County Park District has asked for a letter of endorsement and support from the Board of Park Commissioners of the Anderson Park District for the application and for the Board's agreement to enter into a 50 year management and maintenance lease for Broadwell Woods, with terms and conditions similar to the agreement for Johnson Park

Therefore, be it resolved by the Board of Park Commissioners of the Anderson Park District that:

Bailey H. Martella, Business Director/Board Clerk and/or Molly McClure, Executive Director are authorized to act on Behalf of the Board of Park Commissioners to submit a letter of support for the Hamilton County Park District's Clean Ohio Grant application for Broadwell Woods and the Board further agrees to enter into a 50 year lease, on Behalf of the Board for the maintenance and management of Broadwell Woods with terms and conditions similar to the current Johnson Park lease agreement.

MR. BARTHOLOMEW moved the adoption of Resolution 2002-04 (the Letter of Support and the 50 year lease agreement for Broadwell Woods). MRS. GELTER seconded the motion,

And the roll being called upon the question of adoption of the Resolution 2002-04, the vote resulted as follows:

Mr. Bartholomew, YES

Mr. Beischel, NO

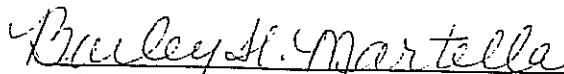
Mrs. Gelter, YES

Mr. Hermann, YES

Ms. Stautberg, YES

Adopted this 27<sup>th</sup> day of March, 2002.

The undersigned Business Director/Board Clerk of the Park district hereby ratifies, confirms, and certifies that the foregoing are true and correct copies of resolutions of the Park District passed this 27<sup>th</sup> day of March, 2002.

  
Bailey H. Martella  
Business Director/Board Clerk

Draft 4- Option Agreement  
Senco 70 - Acre Hillside Property  
March 28, 2002

1. **PROPERTY DESCRIPTION:** For the sum of \$24,000.00 ("OPTION FEES"), Senco Products, Inc., a "Corporation For Profit" established on June 5, 1951 as State of Ohio, Secretary of State number 223441 ("SELLER") by authority of its Senior Corporate Counsel hereby offers the exclusive right to purchase to the Board of Park Commissioners of the Hamilton County Park District or its' assigns ("BUYER") a 70-acre more or less portion of the Seller's property consisting generally of the hillside portion of the parcels as shown on Hamilton County Auditors Plat Book 500-0083-0002 and 500-0083-0003 as shown on Attachment A map in yellow for a period of one year time frame (commencing upon execution of this document and ending April 1, 2003) ("OPTION PERIOD"). It is clearly understood that the final property definition will be established by a survey and will specifically exclude the Industrially Zoned property on the northern 30-acre portion of the entire parcel and may exclude a narrow corridor along the rail line on the western portion of the property. Also excluded will be the dump site identified in red on the attached map ("REAL ESTATE").
2. **PRICE AND TERMS:** Upon execution by the BUYER, SELLER hereby agrees to sell the REAL ESTATE and the BUYER agrees to purchase the REAL ESTATE for \$8,000.00 per acre. BUYER and SELLER will work together and have a survey performed by a registered surveyor to the standards as established by Hamilton County Engineers Office and shall meet all requirements of the Hamilton County Records Office for cut-up approval. The cost of this survey work will be prorated between the BUYER and SELLER based upon the percentage of property of the total purchased and retained respectively. The final Purchase Price will be established by multiplying the \$8,000.00 per acre by the surveyed acreage.
3. **OPTION FEES:** If, during the OPTION PERIOD, BUYER exercises this Option Agreement the OPTION FEES are to be applied to the Purchase Price. If the SELLER receives any other legitimate offers on the 70-acre portion of the property during the OPTION PERIOD that SELLER wishes to consider, SELLER will furnish BUYER with a copy of the legitimate offer and BUYER will have only a 60-day period in which to exercise this Option at the \$8,000.00 per acre purchase price. Alternatively, in the event that BUYER chooses not to exercise the option, SELLER will refund a monthly prorated portion of the OPTION FEES to the BUYER of \$2,000 per month, provided the BUYER'S justification for not exercising the Option is covered in this Option Contract or is a result of BUYER'S inability to secure funding for the purchase. (BUYER intends to seek funding assistance through the Clean Ohio Conservation Program Fund as administered by the Ohio Public Works Commission.) All notifications in these situations are to be done in writing.
4. **OTHER CONTINGENCIES OR NOTES:** The SELLER grants permission to BUYER to conduct any additional inspections that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. BUYER reserves the right to have an Environmental Phase One Audit performed of the property and may have a Phase Two Audit performed provided SELLER consents in writing for this Phase Two Audit work. Any environmental problems found that cannot be resolved by SELLER are to be considered good cause for termination of this Option Agreement and the refund of the OPTION FEES to the BUYER.
5. **PERSONAL PROPERTY:** The following personal property shall be included in the sale: None

TW

6. SELLER'S CERTIFICATION: SELLER certifies to BUYER that, to the best of SELLER'S knowledge: (a) the fireplaces, chimneys, electrical, plumbing, heating, air conditioning equipment and systems, and other items included herein will be operational on Possession, except None; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as A-Residential zoning on the Hillside property and Light Industry on the northern 30-acres of the property; (d) no Federal, City, Township, County or State orders have been served upon the property requiring work to be done or improvements to be made which have not been performed, except: None (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: none ; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the Real Estate, or contamination of the Real Estate by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations; (g) SELLER will attempt to mitigate any environmental damage at the dump that may infringe in any way into the REAL ESTATE as shown in red on the Attachment 1 (but if SELLER's attempts are not satisfactory to BUYER, then BUYER may cancel this Option Contract and receive a refund of the Option Fees); (h) SELLER will mitigate an old foundation of a water tank that may be located in the southeast corner of the REAL ESTATE on the extreme top of the hill to the satisfaction of the BUYER (as long as this foundation is on SELLER's REAL ESTATE). Mitigation will include using a front-end loader to fill the existing foundation, seeding and mulching the site, thus making this site safe. An acceptable manner for gaining access to this foundation will be along the former unimproved driveway to the tank as identified on the Attachment 1 map as a dashed black line. The BUYER'S agent will work with SELLER'S agent on establishing a route through the lower portions of the property to gain access to the water tank driveway. Fill dirt for the foundation will be carried up the hill by the front-end loader; (i) SELLER certifies to the BUYER that the BUYER will not be responsible for any Realtors fees.

7. CONVEYANCE AND CLOSING: SELLER shall be responsible for transfer taxes, deed preparation and shall convey marketable title to the REAL ESTATE by General Warranty Deed in fee simple absolute, on or before April 1, 2003, or at such sooner time as mutually agreeable to the parties hereto ("CLOSING"), free, clear and unencumbered as of CLOSING, except restrictions and easements of record which do not adversely affect the use of the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this agreement in the event that any encumbrances or liens or other significant clouds are found upon the title that cannot be resolved in an expeditious manner by the SELLER. SELLER will also provide BUYER with a legal entry into the property by a permanent easement through SELLER'S existing property. The easement shall meet all requirements of Hamilton County Engineers and Records Offices. It is understood that BUYER will not permit the general public access through the permanent easement. The use of the permanent easement for BUYER'S maintenance and operation purposes will be made upon reasonable notice to and consent of SELLER. SELLER will also work with Anderson Township Park District, an adjacent property owner, for any public ingress/egress onto the REAL ESTATE.

TWES

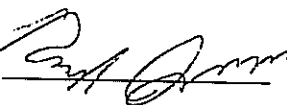
8. **CONDITION OF IMPROVEMENTS:** SELLER agrees that on Possession, the REAL ESTATE shall be in the same condition as it is on the date of this offer, except for ordinary wear and tear and casualty damage from perils insurable under a standard fire policy with extended coverage. If the REAL ESTATE be damaged or destroyed by fire or other casualty and if, prior to Closing, the REAL ESTATE shall not be repaired or restored by, and at the cost of SELLER, to a condition as good as it was prior to the damage or destruction, then BUYER, at his option, may terminate this contract by written notice to SELLER. During the pendency of this contract, SELLER shall not make any substantial alterations or repairs without the consent of the BUYER.
9. **GRANT OF PERMISSION:** SELLER hereby grants permission to BUYER'S environmental auditors for entry into the property.
10. **CLOSING AFTER EXERCISE OF OPTION:** Upon the exercise of the right and option in the manner prescribed above, the Closing for the payment of the balance of the purchase price and the delivery of the deed shall be held at the convenience of both parties, but in no event shall be later than April 1, 2003.
11. **BARGAIN SALE POTENTIAL:** BUYER agrees to provide a copy of the property appraisal now under way to the SELLER, provided the appraiser is willing to permit this. In the event that the appraisal figure is higher than the \$8,000 per acre purchase price, the SELLER may choose to consider this a bargain sale with respect to IRS taxes. In the event that SELLER chooses to consider this a donation, SELLER will take all responsibilities for substantiating the higher value with IRS and will contract directly with the BUYER'S appraiser or another appraiser if appropriate for any and all additional support of the donated value to IRS.
12. **SOLE CONTRACT:** The parties agree that this contract constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this contract shall be made in writing, signed by all parties and copies shall be attached to all copies of the original contract. This contract shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
13. **MANNER OF EXERCISE:** Said right and option to purchase may be exercised by the BUYER by the giving written notice to the SELLER before the expiration of this option contract.
14. **POSSESSION:** Possession will be granted as of the day of closing.
15. **EXPIRATION AND APPROVAL:** This contract is void if not signed by the BUYER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, April 1, 2003. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
16. **ACTION BY SELLER:** The undersigned SELLER has read and fully understands the foregoing option contract and accepts said offer and agrees to convey the REAL ESTATE according to the above terms and conditions on this, March 25, 2002:

WITNESS: Ruth Cooper

SELLER: Thomas W. [Signature]

TWK



WITNESS: 

Tom Hoft  
Senco Products Inc.  
8485 Broadwell Road  
Cincinnati, Ohio 45244  
388-2919  
Fax 388-3161 THoft@Senco.com

ACCEPTANCE by the BUYER: We hereby accept the above contract on this  
day of \_\_\_\_\_ month, 200 year \_\_\_\_\_ time.

WITNESS: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Director

WITNESS: \_\_\_\_\_

ADDRESS OF BUYER: Hamilton County Park District  
10245 Winton Road  
Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

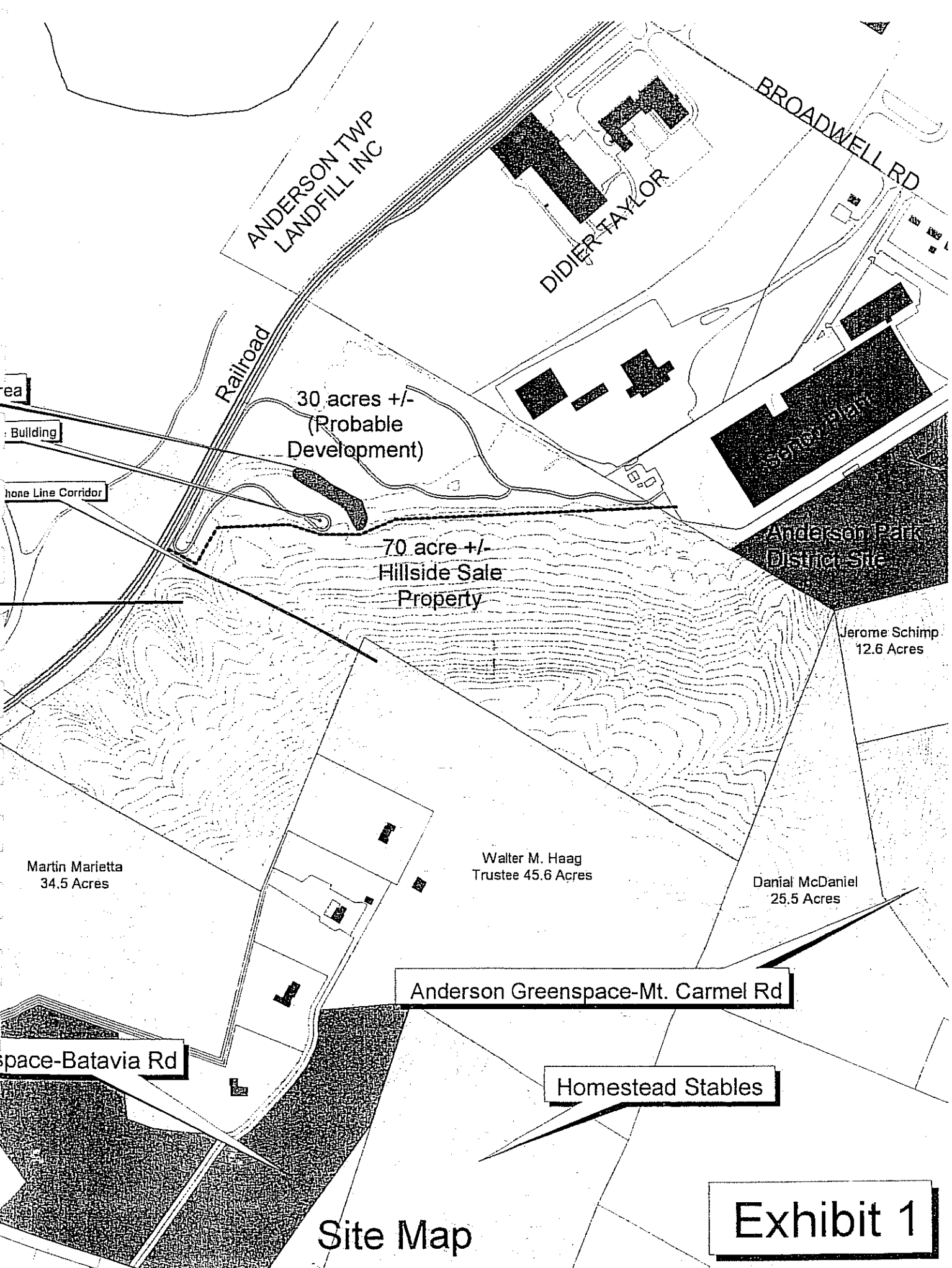
P:\Property\Land Acquisition\Little Miami River General\Senco\Draft 4 Option Agreement.doc



Exhibit "A"

(None Known)

*Twist*



Site Map

Exhibit 1



March 27, 2002

Mr. Jack Sutton, Deputy Director  
Hamilton County Park District  
10245 Winton Rd  
Cincinnati, OH 45231-2626

BOARD OF TRUSTEES

PRESIDENT  
HENRY DOOLIVE

VICE PRESIDENT  
A. CHRISTIAN WORKLELL, III

TREASURER  
ARTHUR STURBAUM

SECRETARY  
MARY STEWART

STEPHEN ALEXANDER, P.E.  
RICHARD M. BLOCK  
MARY BROWN  
COOPER BURCHENAL  
MICHAEL BURNS  
JIM DWERTMAN  
NOAH FLEISCHMANN  
ROLAND JOHNSON  
TONY KUUNIZ  
ANGELA LARIMER  
MEL MARTIN  
THANE MAYNARD  
FRANCINE MCCASLIN  
JOHN PRALL  
BENJAMIN RYAN  
DENNIS TIES  
DAN WOLFE, ESQ.  
JAMES ZENTMEYER, P.E.

TECHNICAL ADVISORS  
RON BURGESS  
DR. WILLIAM BRYANT  
CATHY CRAIN  
GEORGE CUMMINGS  
JOSEPH J. DEHNER, ESQ.  
M. FREEMAN DURHAM, ESQ.  
RICK ECHEBERT, CA  
CALLE FAUX, AICP  
DR. STANLEY HEDDEN  
TIM JECKERING, AIA  
PEGGY KELLY  
GARY MEISNER, FASLA  
DR. DAVID NASH  
DR. MARY RUESTENBERG  
BRENDA SCHERER, AIA  
RICHARD D. SPOOR, ESQ.

EXECUTIVE DIRECTOR  
ERIC RUSSO

Dear Jack:

On behalf of The Hillside Trust and its Board of Directors, I wish to endorse the Hamilton County Park District's (HCPD) efforts to acquire the Senco hillside tract in Anderson Township. This is an exciting opportunity, especially considering it is a collaborative effort between the HCPD, Anderson Township Park District, the Anderson Township Greenspace Committee, and The Hillside Trust.

I know from walking this property that it consists of steep slopes, with a moderately mature forest cover. I also know that the vast majority of the hillside system can be seen from both the Route 32 and Round Bottom Road corridors in Newtown and Anderson Township. The subject property is also located within 100 yards of an 18 acre preserve The Hillside Trust owns, and it is close to Anderson Greenspace and Anderson Park District lands, making it a logical acquisition for preservation purposes.

Having successfully negotiated with Senco, an option to purchase the hillside portion of the 98 acre parcel, the HCPD is poised to apply for Clean Ohio funding. We understand this property would achieve the objectives of both preservation and passive recreational use.

The Hillside Trust wholeheartedly supports the HCPD's application for Clean Ohio funding to help fund this important acquisition. We are very excited by the prospects of seeing such a large piece of attractive hillside protected within a view corridor that is coming under increasing development pressure.

We hope this application meets with most favorable success. Thank you for your proactive efforts.

Sincerely,

Eric Russo  
Executive Director

# ANDERSON TOWNSHIP GREENSPACE ADVISORY COMMITTEE

Ronald K. Edgerton, AICP, Chairman  
@ KZF Inc., 655 Eden Park Drive, Cincinnati, Ohio, 45202  
W (513) 763-2863 H (513) 231-5642 Email: Ron.Edgerton@KZF.com

---

March 22, 2002

Mr. Jack Sutton, Deputy Director  
Hamilton County Park District  
10245 Winton Road  
Cincinnati, OH 45231

Subject: SENCO Hillside Property  
NRAC Grant Application

Dear Jack,

On behalf of the Anderson Township Greenspace Advisory Committee, I wish to commend the Hamilton County Park District (HCPD) for taking the initiative regarding the SENCO Hillside property off Broadwell Road. As you are aware, this opportunity has been evaluated as a collaborative effort between the HCPD, The Hillside Trust, Anderson Park District and the Anderson Township Greenspace Committee.

It is our understanding that the HCPD has reached a preliminary agreement with SENCO on an option to purchase the hillside portion of the 98 acre parcel. If successful, the HCPD would then assign the property management and passive use responsibilities to the Anderson Park District. You advised that the purchase may be contingent on resolution of environmental concerns and upon receipt of an NRAC Grant or future tax levy approval.

The HCPD has put forth an excellent proposal that not only seeks to preserve a wooded hillside but also offers the opportunity for passive recreation use. This also reflects the interest expressed by the Anderson Park District during our onsite visit on February 22, 2002. Anderson Township's Greenspace program restricts us from any purchases where recreation uses are planned, so the HCPD initiative to purchase the property will achieve the objectives of both preservation and passive use.

We support your application for an NRAC Grant and encourage a favorable review. The HCPD has proven in the past to be an excellent partner with Anderson Township in providing park facilities and land for passive uses and preservation. We look forward to this and other opportunities in the future.

Sincerely,

Anderson Township Greenspace Advisory Committee

*Ronald K. Edgerton*

Ronald K. Edgerton, AICP  
Chairman

cc: Henry Dolive | Township Administrator  
Fred Kiel | GAC  
Molly McClure | APD  
Eric Russo | The Hillside Trust

RECEIVED

MAR 27 2002

HAMILTON COUNTY  
PARK DISTRICT

cc: Jon



## THE OHIO PUBLIC WORKS COMMISSION

65 East State Street, Suite 312, Columbus, Ohio 43215-4213

### COMMISSIONERS

Chair -  
Steven E. Stivers

John L. Frola, Jr.  
Blair A. Hillyer  
James F. Mears  
William J. Schottenstein  
James W. Sumner  
Joseph B. Williams

### DIRECTOR

W. Laurence Bicking

07/01/2002

**John Brady**  
**Director**

**Hamilton County Park District**  
**10245 Winton Road,**  
**Cincinnati, OH 45231**

**Subdivision Code : 061-02037**

**Dear Mr. Brady,**

Your request for financial assistance from the Ohio Public Works Commission has been approved for the project entitled **BROADWELL WOODS LAND ACQUISITION** in the amount of \$ 422,062. This **Grant** has been assigned project number **CBAAD**. Please use this number when calling or writing our office.

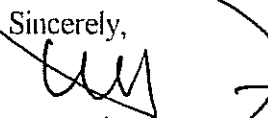
The enclosed Project Agreement defines **Hamilton County Park District's** responsibilities in accepting this financial assistance. Please review it carefully to ensure that the project has been accurately described and defined throughout the agreement's appendices. If any errors are found, or if any information needs to be updated, please contact us immediately.

Please execute the Project Agreement by signing both copies. **You must return one fully executed copy to the Commission within forty-five (45) days**, and retain the other for your files. This project may not proceed with acquisition, construction or purchase of materials, **until you have completed the following**; 1) returned one executed copy of the agreement to OPWC, 2) prepared and sent to OPWC a "Request to Proceed" 3) received approval from OPWC on your "Request to Proceed"

The Project Manager and Chief Financial Officer named in the agreement will each receive a separate mailing that explains their respective duties regarding project implementation. The Project Manager has also received a reference copy of the enclosed Project Agreement for their records. All of our project management related documents for the Clean Ohio Program are located at our Web page at [www.pwc.state.oh.us](http://www.pwc.state.oh.us). Once there, click on the link titled "**Clean Ohio Program**".

If you have any questions about any aspect of the program, please do not hesitate to call your Program Representative, **Rob White**, at 614/752-9344.

Sincerely,

  
W. Laurence Bicking  
Director

cc: District Committee

614-466-0880  
[www.pwc.state.oh.us](http://www.pwc.state.oh.us)